



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

**508-839-5335 x1154 - Fax: 508-839-4602
E-mail: koshivosk@graffon-ma.gov
Website: www.graffon-ma.gov**

THE COMMONWEALTH OF MASSACHUSETTS

**Town of Grafton
BOARD OF APPEALS**

Thursday, October 17, 2019

**Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)**

2019 OCT 29 PM 1:03

RECEIVED TOWN CLERK
GRAFTON, MA

The Board of Appeals of the City or Town of Grafton, Massachusetts hereby certifies that a

Special Permit

2019 / 862

has been **Granted**

To : JOSEPH JACQUES & ERIN JOSLIN

Address : 51 WESSON STREET

City or Town : NORTH GRAFTON MA 01536

**For: THE CONSTRUCTION OF A ROOF DORMER/ADDITION AND A PORCH ON THE REAR OF
THE HOME, PER EXHIBIT A, ATTACHED.**

Date Filed With The Clerks Office Monday, October 28, 2019

affecting the rights of the owner with respect to land or buildings at Tax Plan/Map 22 Lot 36.0

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision

granting said **Special Permit** and that copies of said decision, and of all plans referred

to in the decision, have been filed with the Town Clerk. Appeals, if any, of this decision must be filed within twenty days (20) after the date of filing of this notice of decision in the Town Clerk's Office. [G.L. c. 40A, sec.15] The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

**PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
ERIN JOSLIN
51 WESSON STREET
GRAFTON, MASSACHUSETTS
JULY 30, 2019
SCALE: 1 INCH = 50 FEET**

JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM

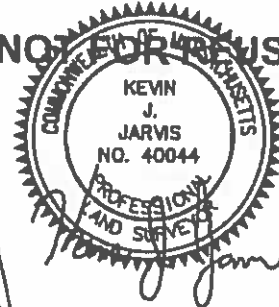
THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.
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**ASSESSORS MAP 22
LOT 3**

08-2-19

***NOT FOR REUSE**



NAD83
NAVD88

PARCEL STILL OWNED
BY PREVIOUS OWNER

L=45.41'
R=30.00'

S 28°29'07" E
367.40'

352.3'

LOT 2
90,500 Sq. Feet
2.078 Acres

PROPOSED
ADDITION
10' X 21.5'

SHED

58.4'

50.0'

22.8'

HOUSE

#51

10.2'

22.3'

DECK

S 58°14'33" W
147.92'

99.7'

71.0'

BARN

N 32°45'39" W
172.00'

S 74°11'25" W
14.66'

S 61°58'01" W
56.00'

230.62'

N 28°01'59" W

WESSON STREET

ZONING DATA:

R-40
LOT AREA = 40,000 S.F.
LOT FRONTAGE = 140'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 15'